



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: MARCH 14, 2017

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Savannah River Landing Land JV, LLC, Petitioner
MMA/PSP Savannah River Landing, LLC, Owner
Harold Yellin (HunterMacLean), Agent
Northeast corner of East President St & Gen. McIntosh Blvd (generally)
Aldermanic District: 1 (Johnson)
County Commission District: 3 (Lockett)
Property Identification Numbers: 37 parcels (See zoning map for all PINs)
File No. 17-000452-ZA

MPC ACTION:

Approval of the request to rezone the subject property from a PUD-MXU (Planned Unit Development-Mixed Use) zoning classification to a proposed Planned Unit Development (Savannah River Landing PUD) zoning classification.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from a PUD-MXU (Planned Unit Development-Mixed Use) zoning classification to a proposed Planned Unit Development (Savannah River Landing PUD) zoning classification.

MEMBERS PRESENT: 10 + Chairman

Tanya Milton, Chairman
James Overton, Vice Chairman
Joseph Welch, Secretary
Shedrick Coleman
Travis Coles
Ellis Cook
Joseph Ervin
Lacy Manigault

Timothy Mackey
Lee Smith
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-1)

APPROVAL Votes: 10	DENIAL Votes: 1	ABSENT
Milton Welch Cook Coleman Coles Ervin Mackey Manigault Smith Woiwode	Overton	Hernandez Suthers Woods

Respectfully submitted,


Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections

Mm



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METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: Mayor and Aldermen of the City of Savannah

FROM: The Planning Commission

DATE: March 14, 2017

SUBJECT: Petition to Rezone Property
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MMA/PSP Savannah River Landing, LLC, Owner
Harold Yellin (HunterMacLean), Agent
Northeast corner of East President St & Gen. McIntosh Blvd (generally)
Aldermanic District: 1 (Johnson)
County Commission District: 3 (Lockett)
Property Identification Numbers: 37 parcels (See zoning map for all PINs)
File No. 17-000452-ZA

Issue:

A request to rezone an approximate 56-acre site from a PUD-MXU (Planned Unit Development-Mixed Use) zoning classification to a proposed Planned Unit Development (Savannah River Landing PUD) zoning classification.

Background:

The subject site is located east of the Historic District and is generally bounded by General McIntosh Boulevard to west, Truman Parkway to the east, the Savannah River to the north and President Street to the south. Presently, the site is undeveloped; however, streets and infrastructure have been installed.

The existing PUD-MXU district was approved for the property in 2004 and 2006. At the time of the rezoning, the attached "civic" master plan was also approved. The plan emphasizes the "Block Plan." According the plan, "[t]he single most important defining element of the Civic Master Plan is the street and block plan, connecting the large open property to the historic patterns of the City of Savannah. The street and block plan organizes the site, provides public access to the waterfront, respects view corridors, improves circulation, and creates small blocks to accommodate a range of uses and open spaces. It is the bases for the official mapping of streets, parks and other public spaces that will shape the future of the public realm." The plan also provides guiding principles and minimal development standards for streets, streetscapes, parking, public spaces and

building placement, height and materials. The plan intended to provide for fine-grained development, not unlike the Historic District, but with greater flexibility.

According to the petitioner's application, the reason cited for the creation and rezoning to a specific PUD is to "[c]reate [a] comprehensive and predictable land planning guide for future development" of the property. The PUD request also includes a revised master plan that is attached. The proposal maintains the block plan but allows for larger blocks to accommodate larger building footprints. Open space, to include the possibility of plazas, parks and other public areas is also emphasized.

The rezoning of this property to a PUD would be subject to the approval of the proposed Savannah River Landing PUD by the Mayor and Aldermen. The PUD text will also be on the City Council agenda as a text amendment (File No. 17-000455-ZA).

Facts and Findings:

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning on February 27, 2017. Public notice was also posted in various locations around the site. As of March 14, staff received two public inquiries regarding this petition. A letter from one citizen is attached.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Savannah River	I-H [1]
South	Vacant Parcel / President Street / Vacant parcels	I-L [2]
East	Canal / Railway / Truman Pkwy East Coast Terminal	I-H / I-L
West	General McIntosh Boulevard/ Marriott Riverfront Hotel	B-B [3] / B-C [4]

- [1] Heavy Industrial
- [2] Light Industrial
- [3] Bayfront-Business
- [4] Community Business

3. **Existing PUD-MXU Zoning District:**

- a. **Intent of the PUD-MXU District:** The intent and purpose of the PUD-MXU district is to provide quality development through unified planning and establishment of context-sensitive design principles.
- b. **Allowed Uses:** The following uses are permitted:

Use Category	Uses
Residential	Single-family row houses; Multi-family, including townhomes, condominiums and apartments; Upper story residential
Civic	College, university; Congregate care home (over 15 people); Day care center (over 18 people); Day care home (7-18 people); Museum; Library; Places of worship; Public uses; Schools (K-12); Special needs housing; Technical, trade or business school; Minor Utility
Office	General office; Medical office
Retail and Services Use	Artist studio, gallery; Bar, nightclub, tavern; Hotel; Inn; Hostel; Package alcohol sales; Recreation, indoor and outdoor; Restaurant with or without alcohol sales; General retail; Neighborhood retail; General service; Neighborhood service; Short-term vacation rental;
Special Uses	The Planning Commission can recommend any list not listed as a "special use" to the Mayor and Aldermen. Also, a drive-in or drive-thru must be approved by the Mayor and Aldermen as a special use.

- c. **Development Standards:** The development standards for the PUD-MXU are based, partially, on the standards that appeared on the attached master plan approved at the time of rezoning. The master plan was designed to serve as an extension of downtown, with a similar development pattern and emphasis of small blocks, street connections and streetscapes, including minimum sidewalk and tree lawn widths. Basic design principles and minimal development standards were created to guide future development.

Density was approved at no more than 100 dwelling units per gross acre. Each block on the master plan identified the maximum permitted building height. Lots were to be a minimum of 1,000 square feet with a minimum lot width of 20 feet. Build-to lines were shown on the plan—typically, zero to 5 feet. And, buildings were to have access points at least every 50 feet to 100 feet, depending on the building type, to encourage greater street level activity. These basic principles were intended to encourage a

more organic approach to development, not unlike how development and redevelopment has occurred in the nearby Historic District.

4. **Proposed Savannah River Landing PUD Zoning District:**

- a. **Proposed Intent of the PUD District:** “The Savannah River Landing Planned Unit Development (“PUD”) is hereby established to master plan and to develop property for commercial, residential and mixed use purposes. The PUD will provide standards for blocks and uses in order to provide a predictable level of design for the economic and aesthetic protection of the PUD.”
- b. **Proposed Uses:** The proposed uses are similar to uses permitted in the PUD-MXU district but will allow additional uses, such as continuing care retirement facilities, assembly halls, hospitals and fuel stations.
- c. **Proposed Development Standards:** Development standards specific to the PUD and specific to blocks within the PUD have been created to allow for urban residential and non-residential building formats, with the flexibility to allow less urban building formats (i.e., larger setbacks). Maximum height is proposed by block and appears on the master plan.

- 5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Downtown Expansion. The Downtown Expansion classification is defined as: “Areas in close proximity to the Central Business District that are identified for growth of retail, office, entertainment, institutional, civic, and residential uses. This area is intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods, while also accommodating new forms of urban development.” The proposed zoning district, a PUD, would be consistent with the Downtown Expansion designation.
- 6. **Public Services and Facilities:** The property is served by the Chatham County – Savannah Metropolitan Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
- 7. **Transportation Network:** The subject site has frontage on East President Street and General McIntosh Boulevard. Both are identified as major arterial streets on the zoning ordinance street classification map.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Yes ___ No X

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes ___ No X

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes ___ No X

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ___ No X

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes ___ No X

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Yes ____ No X

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ____ No X

ALTERNATIVES:

1. Approve the petitioner's request as presented.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative classification.

POLICY ANALYSIS:

A rezoning to the proposed Savannah River Landing PUD would allow for the redevelopment of nearly 56 acres in a manner that is similar to but more flexible than the permitted uses and development standards of the Historic District to the west. The PUD is also consistent with the Chatham County-Savannah Comprehensive Plan Future Land Use Map designation of Downtown Expansion.

RECOMMENDATION:

Subject to the approval of the creation of the Savannah River Landing PUD district, **approval** of the request to rezone the subject property from a PUD-MXU (Planned Unit Development-Mixed Use) zoning classification to a proposed Planned Unit Development (Savannah River Landing PUD) zoning classification.

VICINITY MAP

17-000452-ZA

Aldermanic District: 1

Commission District: 3

Neighborhood: Hitch Village/

Fred Wessels Area

PIN:

2-0006 -01-007;

2-0006 -05-001,2-0006 -06-001

2-0006 -07-001,2-0006 -08-001

2-0006 -09-001,2-0006 -10-001

2-0006 -11-001,2-0006 -12-001

22-0006 -13-001,2-0006 -14-001
3 0006 1E 001 3 0006 1E 001

Z=0006-13-001, Z=0006-16-001
Z=0006-17-001 -002 -003 -004

-005 -006 -007 -008 -009 -010

2-0006 -18-001.2-0006 -19-001.

-002,-003,-004,-005,-006,-007,

2-0006 -20-001,2-0006 -21-001

2-0006 -22-001,-002,-003,

2-0006 -23-001,-002,-003

2-0006 -24-001,2-0006 -25-001

22-0006 -26-001,2-0006 -27-001
2 0006 28 001 2 0006 28 001

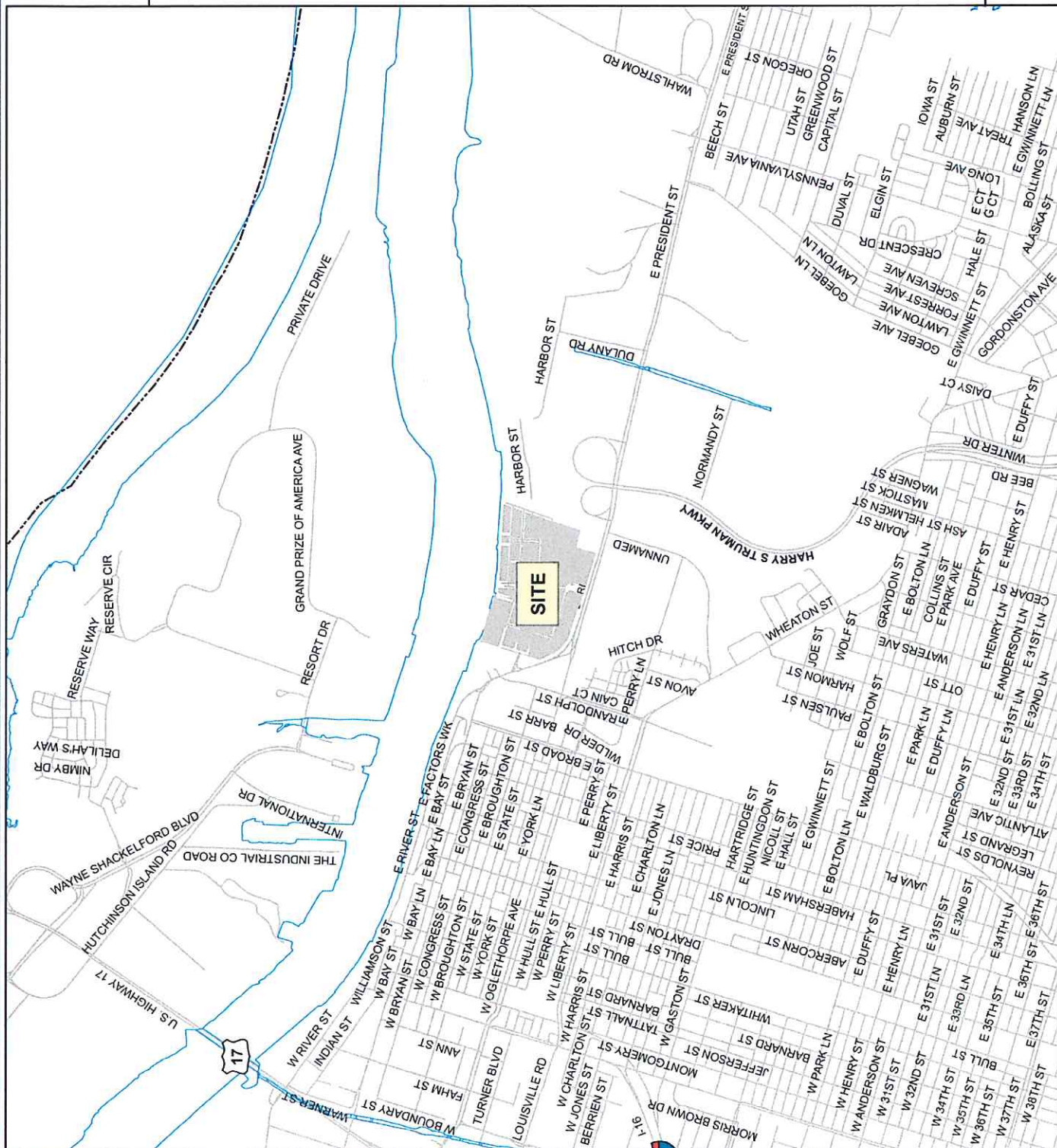
Z-0006 -Z8-001, Z-0006 -Z9-001
Z-0006 -30-001

100-00-00000-3

1/27/2017



CHATHAM COUNTY • SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



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1 inch = 2,000 feet



AERIAL MAP

17-000452-ZA

Aldermanic District: 1

Commission District: 3

Neighborhood: Hitch Village/
Fred Wessels Area

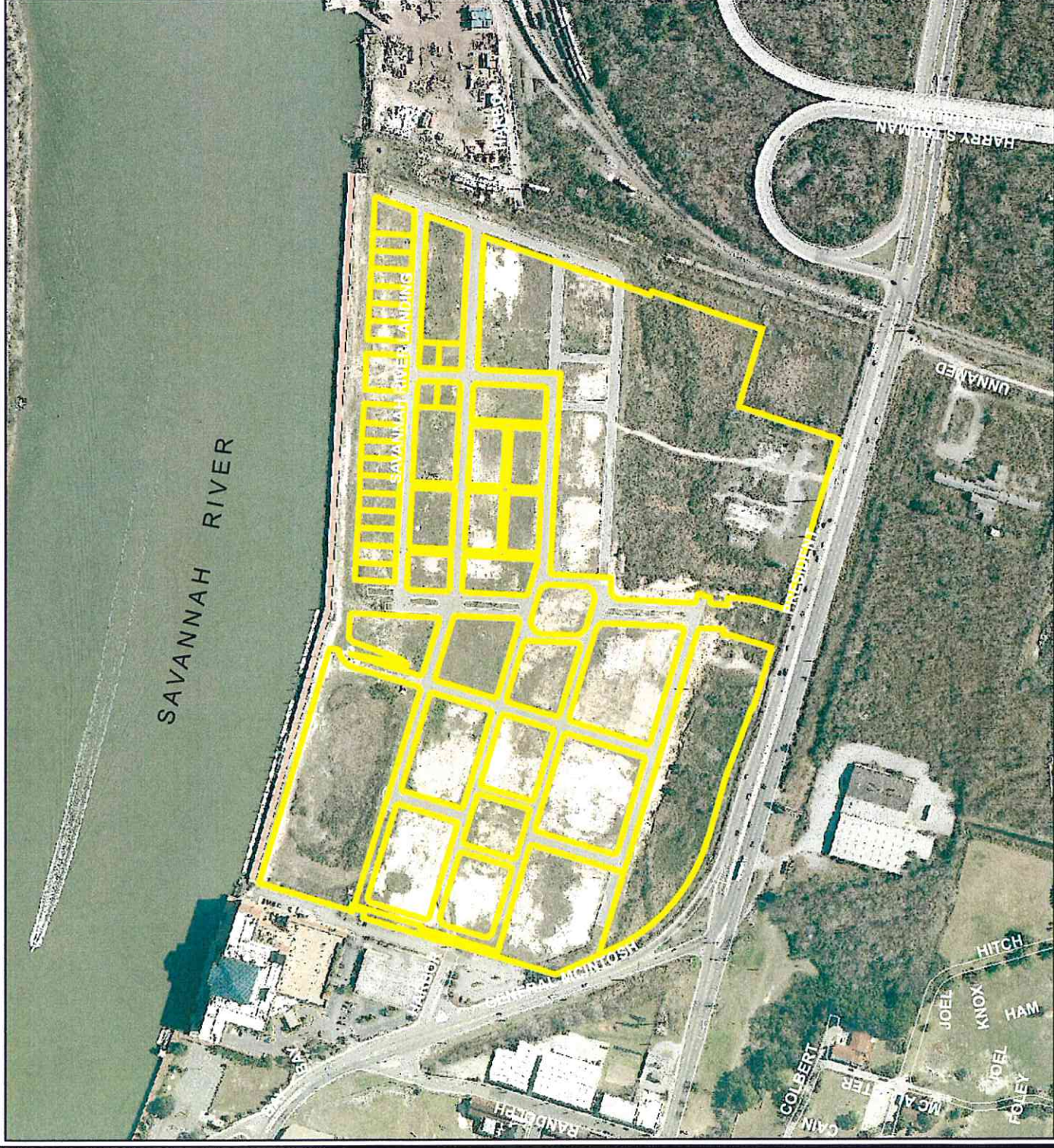
PIN:

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2-0006 -05-001,2-0006 -06-001
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2-0006 -09-001,2-0006 -10-001
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2-0006 -13-001,2-0006 -14-001
2-0006 -15-001,2-0006 -16-001
2-0006 -17-001,-002,-003,-004
-005,-006,-007,-008,-009,-010
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2-0006 -22-001,-002,-003,
2-0006 -23-001,-002,-003
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2-0006 -26-001,2-0006 -27-001
2-0006 -28-001,2-0006 -29-001
2-0006 -30-001

1/27/2017



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1 inch = 400 feet

D

ZONING MAP

17-000452-ZA

Aldermanic District: 1

Commission District: 3

Neighborhood: Hitch Village/

Fred Wessels Area

PIN:

2-0006 -01-007.

2-0006 -05-001,2-0006 -06-001

2-0006 -07-001,2-0006 -08-001

2-0006 -09-001,2-0006 -10-001

2-0006 -11-001,2-0006 -12-001

2-0006 -13-001,2-0006 -14-001

2-0006 -15-001,2-0006 -16-001

2-0006 -17-001,-002,-003,-004

,-005,-006,-007,-008,-009,-010

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-002,-003,-004,-005,-006,-007,

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2-0006 -22-001,-002,-003,

2-0006 -23-001,-002,-003

2-0006 -24-001,2-0006 -25-001

2-0006 -26-001,2-0006 -27-001

2-0006 -28-001,2-0006 -29-001

2-0006 -30-001

Current property zoning

is primarily:

PUD-MX

Proposed property zoning:

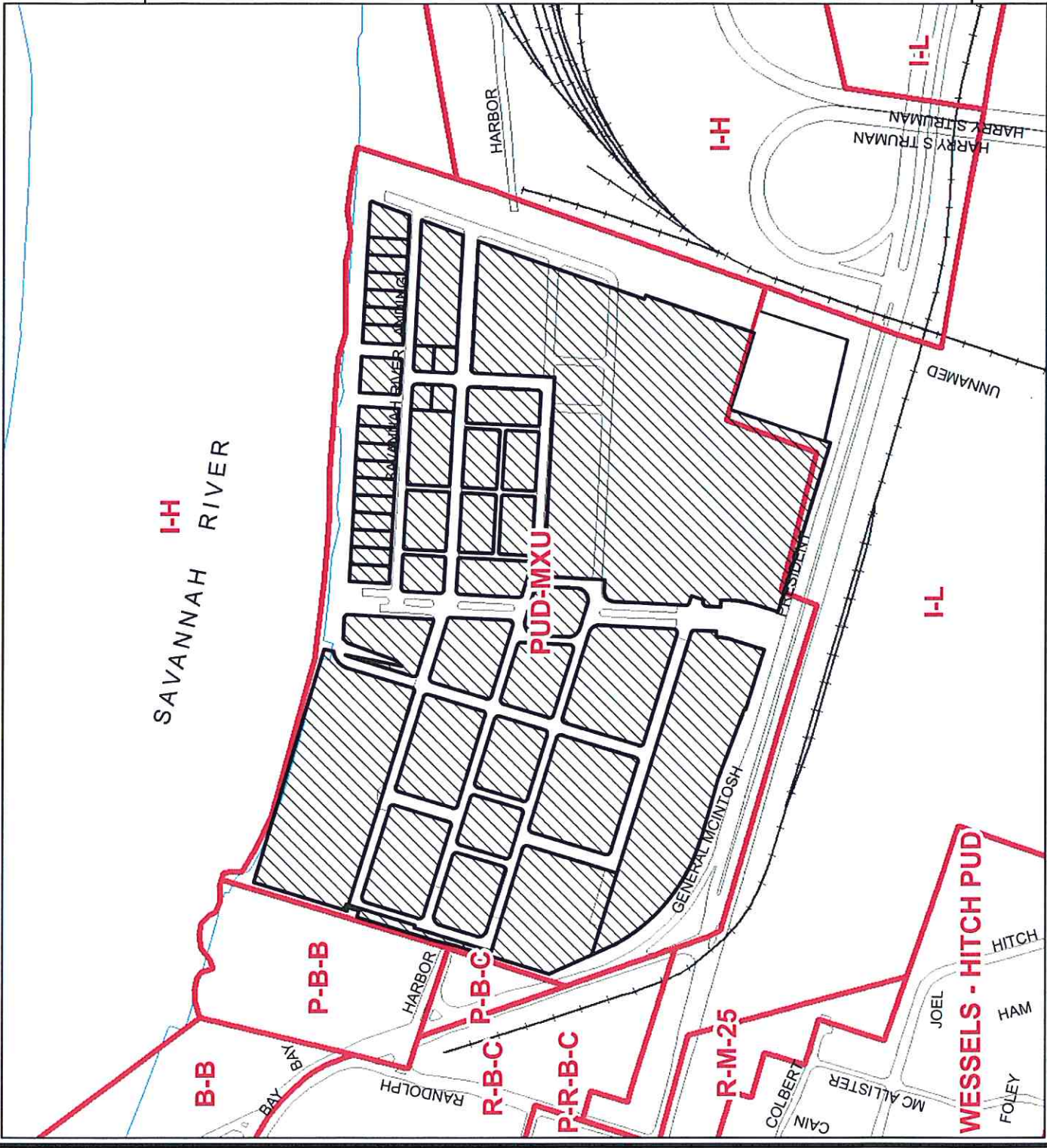
PUD-SAVANNAH RIVER

LANDING



1/27/2017

CHATHAM COUNTY · SAVANNAH
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110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



1 inch = 400 feet

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FUTURE LAND USE

17-000452-ZA

Aldermanic District: 1

Commission District: 3

Neighborhood: Hitch Village/
Fred Wessels Area

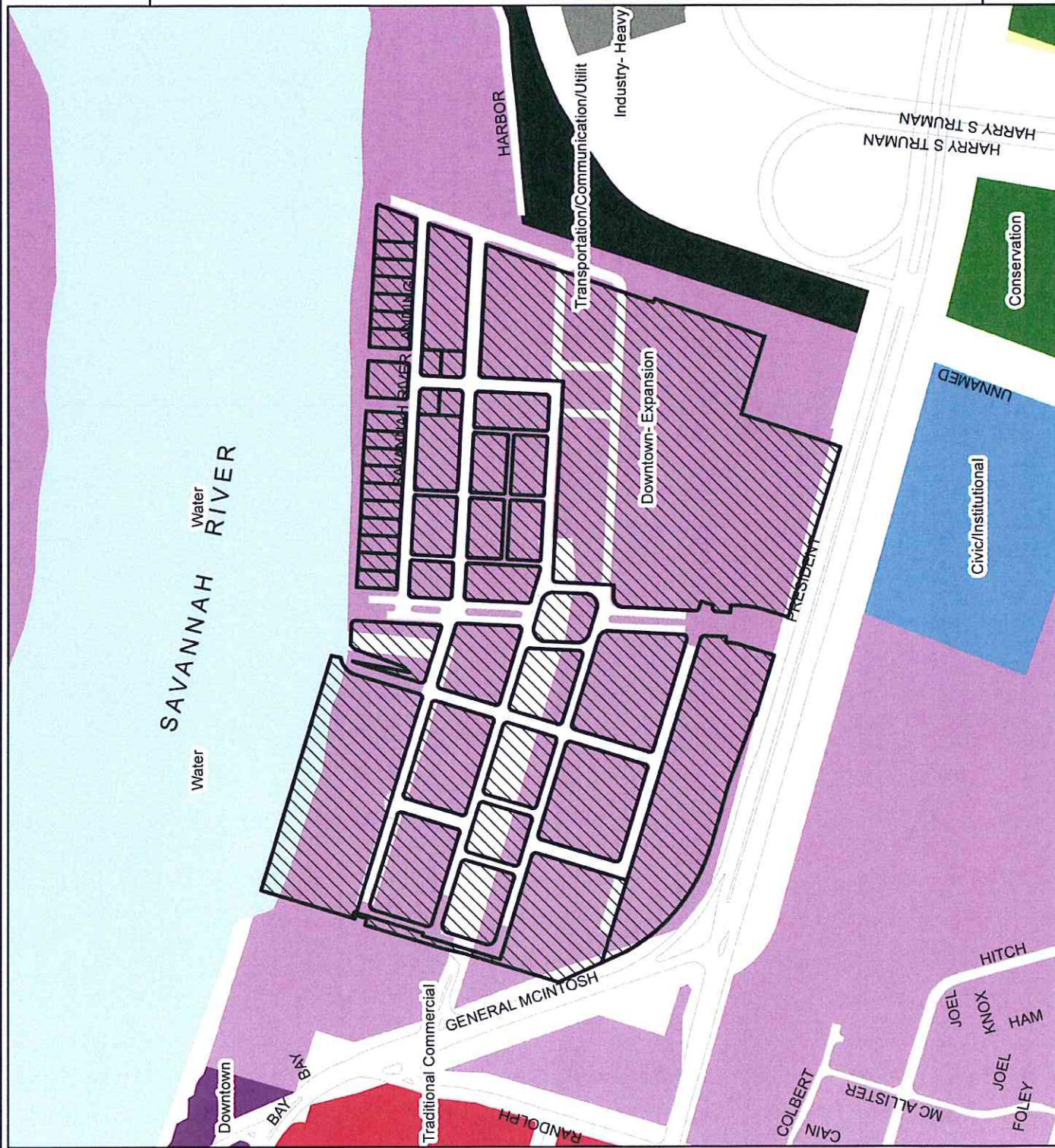
PIN:

- Downtown
- Downtown- Expansion
- Traditional Commercial
- Traditional Neighborhood
- Commercial- Neighborhood
- Commercial- Suburban
- Commercial- Regional
- Commercial- Marine
- Residential- Suburban Single Family
- Residential- Single Family
- Residential- General
- Planned Development
- Planned Campus
- Agriculture/Forestry
- Industry- Light
- Industry- Heavy
- Civic/Institutional
- Transportation/Communication/Utilit
- Parks/Recreation
- Conservation
- Conservation- Residential
- Tidal Marsh
- Open Water
- Transition
- Surface Mine
- Landfill
- Right of Way
- AICO-Marsh
- AICO+Water
- AICO+Industry- Light
- AICO+Right of Way
- AICO+Suburban Single Family Residential

1/27/2017



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1 inch = 400 feet



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TAX MAP

17-000452-ZA

Aldermanic District: 1

Commission District: 3

Neighborhood: Hitch Village/

Fred Wessels Area

PIN:

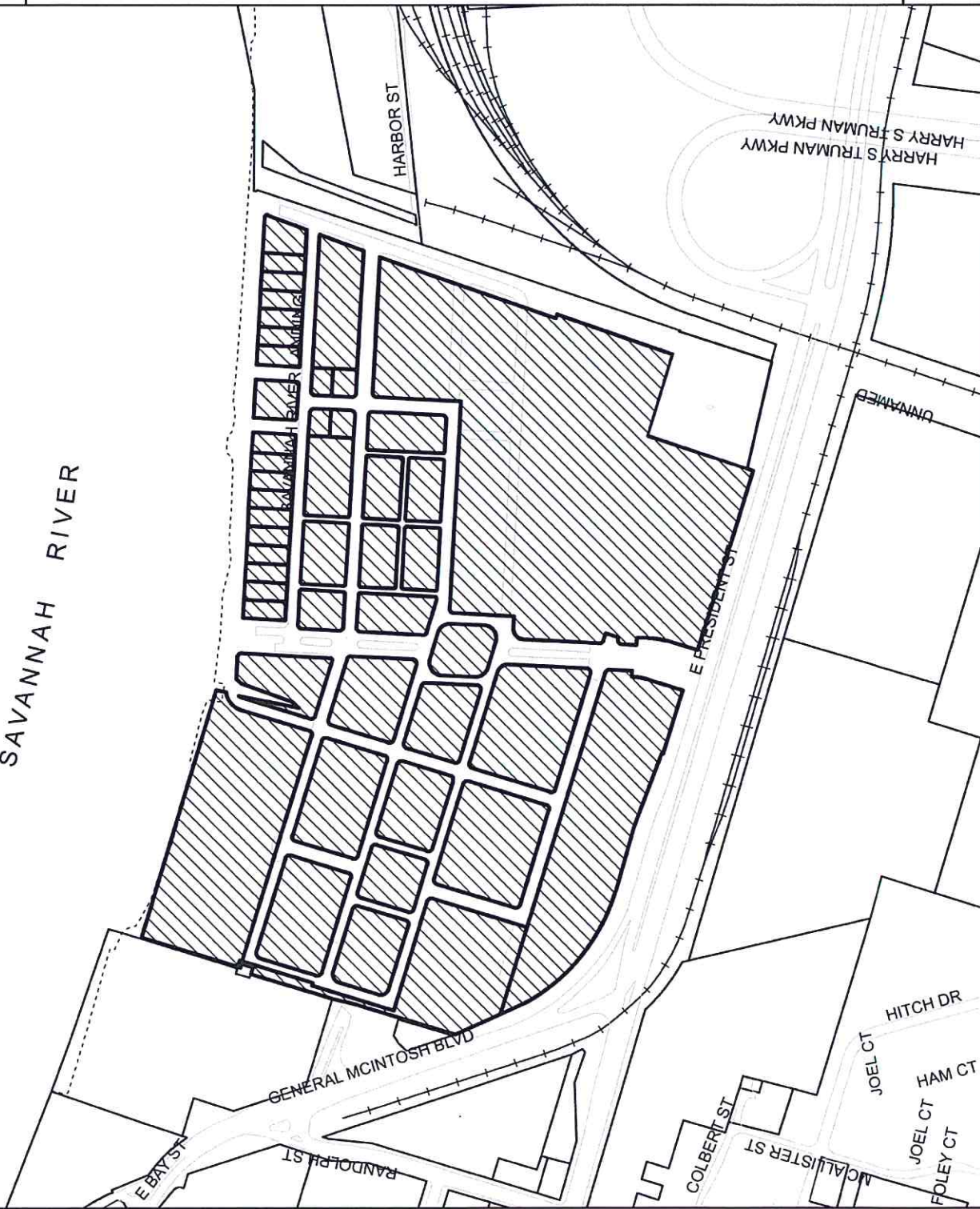
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- 2-0006 -23-001,-002,-003
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- 2-0006 -26-001,2-0006 -27-001
- 2-0006 -28-001,2-0006 -29-001
- 2-0006 -30-001

1/27/2017



CHATHAM COUNTY - SAVANNAH
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SAVANNAH RIVER



1 inch = 400 feet

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SAVANNAH RIVER LANDING PUD

MASTER PLAN

CITY OF SAVANNAH, GEORGIA

PREPARED FOR:

SAVANNAH RIVER LANDING

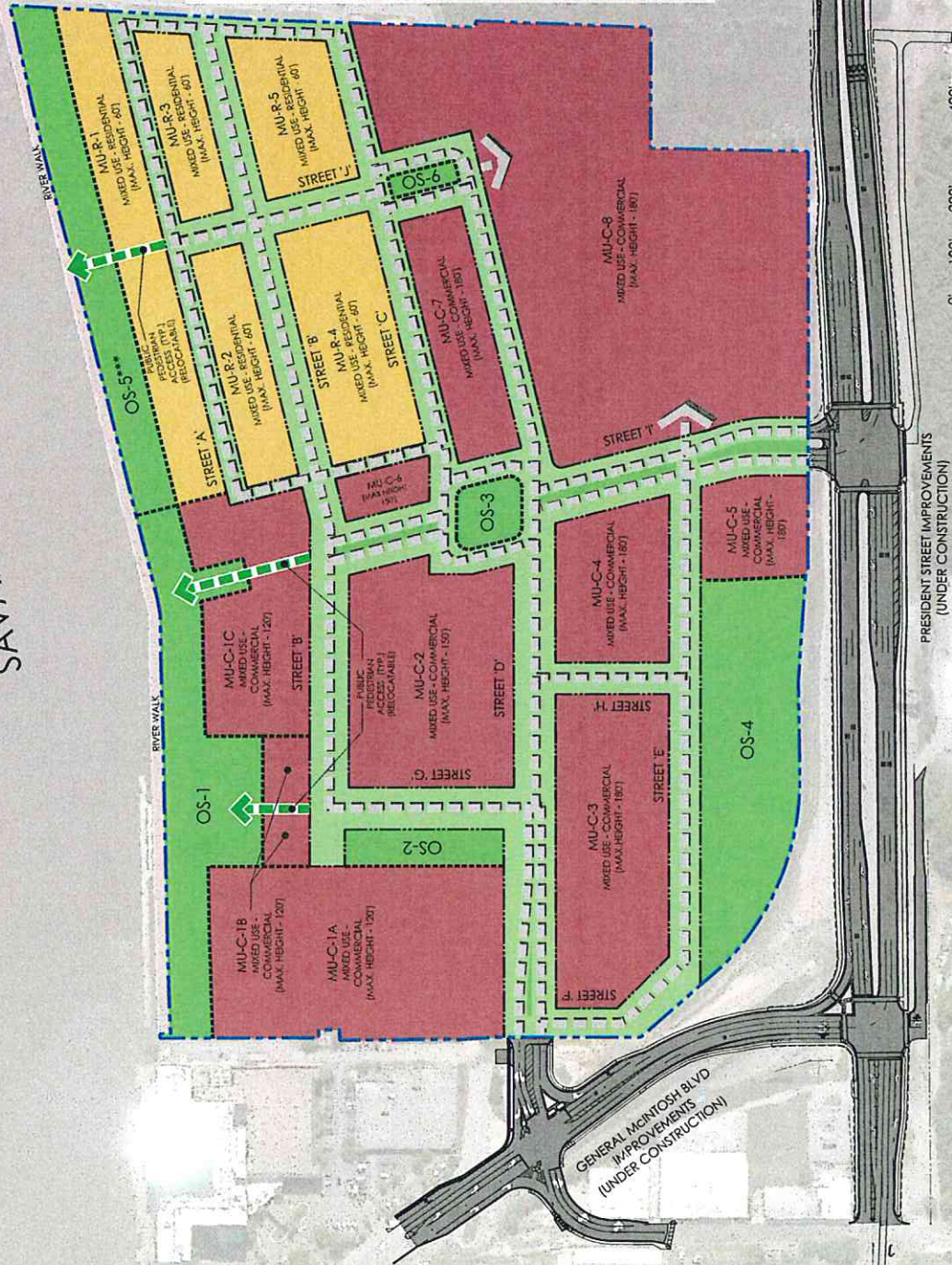
LAND JV LLC

ADOPTED BY COUNCIL ON: 8/28/2017

T&H JOB #: 26193.0000



SAVANNAH RIVER



LEGEND/ SUMMARY

BLOCK IDENTIFICATION SYMBOL	DENSITY*
-----------------------------	----------

OVERALL PUD BOUNDARY ± 56.0 AC.

(OS) - OPEN SPACE N/A

(MU-C) - MIXED USE - COMMERCIAL 100 D.U. / AC.

(MU-R) - MIXED USE - RESIDENTIAL 50 D.U. / AC.

**PROPOSED PUBLIC STREET NETWORK

PUBLIC PEDESTRIAN ACCESS(ES)

*DENSITY IS BASED ON THE GROSS ACREAGE OF THE DEVELOPMENT TRACT OR BLOCK (TO INCLUDE THE AREA OF ANY STREETS, ROADS OR OTHER CAR AREAS THAT ARE BEING CONSTRUCTED AS PART OF ANY PARTICULAR PHASE OR PROJECT)

**FINAL ALIGNMENTS AND RIGHT OF WAY WIDTHS MAY VARY FROM THAT SHOWN AND ADDITIONAL STREETS MAY BE ADDED WITHOUT REQUIRING A MASTER PLAN AMENDMENT. SEE DEVELOPMENT AGREEMENT FOR REQUIRED STREET SECTIONS.

*** OS-5 OPEN SPACE REPRESENTS THE NO BUILD AREA WITHIN THE RIVERFRONT RESIDENTIAL LOTS. THESE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT PUBLICLY ACCESSIBLE.

TRUMAN PARKWAY

PRESIDENT STREET IMPROVEMENTS
(UNDER CONSTRUCTION)

GENERAL MCINTOSH BLVD
IMPROVEMENTS
(UNDER CONSTRUCTION)

THOMAS & HUTTON
SO PART OF COMMERCIAL WAY
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Compatible Buildings
Architectural standards should follow to the extent possible the Manual for Development in Savannah's Historic District.

Build-To Lines and Entrances: Continuity of building frontage produces a sense of defined space in the public realm. Build-to Lines are established within each block designating a line for required building frontage. Access from the Build-To Line with a required number of minimum entrances in each block. Blocks intended for retail uses have the most permeable building fronts with minimum access occurring every 50 feet; those intended for residential or larger commercial uses provide minimum access every 50 to 100 feet.

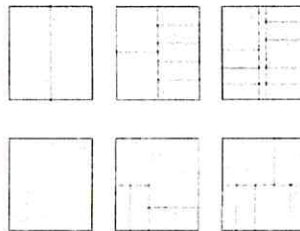
Height and Mass: Consistency of building heights and mass create visual continuity in the streetscape and the skyline. Maximum heights measured in stories have been established in each block, ranging from 4 to 10 stories. A parking level is counted as a story. Building form, or footprint, within a block should be articulated vertically to reduce their mass and create a human scale. Horizontal articulation of buildings should include an identifiable base, body and cap.

Color and Texture: Building walls should be of traditional masonry materials such as brick or true terra-cotta. Surfaces should be detailed to provide visual texture and human scale. On taller buildings fronting the water, the colors of surfaces above a stories shall be darker and visually recede in order to not dominate the skyline from the river.

Mixed Uses & Subdivision of Blocks

Blocks should be subdivided to allow for a diverse range of building types and lot sizes. Primary uses may be mixed within blocks and within buildings. Freesimple lots may be subdivided within blocks in vertical configurations. Subdivided blocks shall allow for each lot to have a minimum of 20 feet of frontage on a primary street or a lane and a minimum lot size of 1,000 square feet.

Examples of
BLOCK SUBDIVISION



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February 6, 2006

CIVIC MASTER PLAN

East Riverfront Streets and Public Space

S A V A N N A H G E O R G I A

Block Plan

The single most important defining element of the Civic Master Plan is the street and block plan, connecting this large open property to the historic pattern of the City of Savannah. The street and block plan organizes the site, provides public access to the waterfront, respects view corridors, improves circulation, and creates small blocks to accommodate a range of uses and open spaces. It is an essential and difficult step in the planning process. The street and block plan will shape the future of the public realm.

Streets and Parking

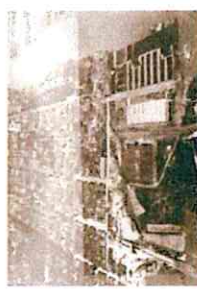
A network of interconnected streets provides circulation throughout the area. Street sections are compact with 10 foot travel lanes on most two-way streets and 12 foot travel lanes on one-way streets. Curb radiuses are minimized to between 6 and 12 feet. Parallel parking is provided on all streets on either one or two sides. Parallel parking is accommodated in 8 x 20 foot bays. Additional off-street parking may be provided in surface lots with appropriate landscaping or in structured decks. Off-street parking may not front a build-to line.

Sidewalks and Street Trees

A network of continuous sidewalks on all streets promotes connection and pedestrian-oriented development. Sidewalks are generally 5 to 6 feet in width, and 10 to 20 feet wide in areas with high pedestrian use. Sidewalks are provided in tree lawns along all primary and secondary streets. Tree lawns are 6 to 13 feet in width and are located between the sidewalk and the street. Regularly spaced and aligned street trees provide human scale, visual continuity, shade for pedestrians, and a barrier between moving traffic. Trees should be Live Oaks at 40 to 50 foot intervals, or other species compatible to those found in the city center.

Public Spaces

A variety of parks are created with an emphasis on the waterfront. The extension of the river walk is an integral element in connecting these spaces. Parks should be designed to accommodate a variety of park uses. Multiple focal points should be developed which may include a playground, amphitheater, fountain, or connection to water travel.



Human Scale of the East Riverfront

City of Savannah
Metropolitan Planning Commission
Savannah Development & Renewal Authority

(a collaboration with)
Savannah River Land, LLC
The Anbling Companies

Thomas & Hutton Engineering Co.
Sottille & Sottille Urban Design

13 March 2017

TO: Interim Director, Metropolitan Planning Commission

SUBJECT: Protest of Petition to Rezone Property, Savannah River Landing, 14 March 2017;
Protest Proposed Text Amendment to Create New Savannah River Landing PUD

I, a resident of Savannah, am writing to express my concern about the proposed rezoning of the Savannah River Landing parcel from PUD-MXU to PUD and the proposed PUD Text Amendment; the development plan that accompanies the requests; and the process that led up to the 14 March 2017 hearing before the Metropolitan Planning Commission. I am aware of the long and painful history associated with this very important parcel, and the desire for everyone to get on with it – but decisions made on this development will impact Savannah for the next hundred years or more. So each decision made that brings the proposed development closer to fruition - including this proposed zoning change - must be done in full sunshine. So far, that has not been the case.

Proposed Rezoning and Text Amendment: The PUD-MXU zoning for this area was deemed appropriate ten years ago, as was the accompanying site plan at the time. In my view, the new site plan, despite the petitioner's verbiage to the contrary, throws out most of the original in favor of many high-rise buildings; barely two squares will exist instead of the original six; virtually total blockage of river views by waterside buildings instead of road and square access in the original; river access from the interior of the development only through three tunnel-like features; only two vehicular entry/exit points instead of the previous four; no real connection with the Landmark Historic District transportation grid. The new plan resembles a gated community and will tower over Savannah much as Rosslyn, Virginia does to Washington, DC. This new zoning proposal and the accompanying plan barely gives lip service to the wonderful Oglethorpe plan in the adjacent Historic District, instead trying to cram in as many high-rise structures and other buildings as possible along with erasing river views from virtually any interior location.

Process: While the fact that the parcel apparently was sold and was to be redeveloped was public knowledge for awhile, the actual details – the proposed zoning change and its accompanying development plan- was not on MPC's website until 13 March, exactly one day before this hearing. That is just plain wrong. The public deserves at least some time to digest this heretofore unseen plan for comment. Second, the letter of the law was apparently upheld when property owners within 300 feet of the parcel (and in various locations - not further identified - around the site) were notified 27 February of the proposed zoning change, and according to staff, only one owner responded by March 9. I submit the spirit of the ordinance was violated in that there are virtually no residential property owners within 300 feet, and only a handful of commercial ones. So the notifications were made available to essentially nobody. The bottom line for me: so far, this project has moved forward seemingly deliberately under the public radar until we are now confronted with – and largely unprepared for - a hearing within one day of the petitions' public release.

You, among the most important governmental stewards of Savannah, should not let what will be billed as the urgency of the moment change the face of Savannah - for the worse – essentially forever. In the future, at a minimum, for proposed projects of a certain footprint or dollar amount, you should demand that the public be given at least two weeks' notice, complete with the planning detail that will be presented at the hearing. Projects of this magnitude are too important for the taxpaying public to be blindsided as we are on this one. This Savannah resident is counting on you.

Thank you for reading and for your consideration.

Sincerely,

Robert B. Rosenwald
504 E. McDonough St.
Savannah GA 31401

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM ITS
PRESENT PUD-MXU (PLANNED UNIT DEVELOPMENT-
MIXED USE) ZONING CLASSIFICATION TO A PLANNED
UNIT DEVELOPMENT (SAVANNAH RIVER LANDING PUD)
ZONING CLASSIFICATION; TO REPEAL ALL OTHER
ORDINANCES IN CONFLICT HERewith; AND FOR OTHER
PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be rezoned from its present PUD-MXU zoning classification to a PUD (Savannah River Landing PUD) zoning classification:

Commencing from a point [X: 992198.228534 Y: 757253.996695], located at the approximate intersection of the centerlines of General McIntosh Boulevard and Harbor Street,

Thence proceeding in a SE direction [S 69-28-37 E] along the approximate centerline of Harbor Street for approximately 277.498 ft. to a point [X: 992458.11389 Y: 757156.710579], said point being, THE POINT OF BEGINNING

Thence proceeding in a NE direction [N 17-7-21 E] along a line for approximately 642.232 ft. to a point [X: 992647.197456 Y: 757770.477423],

Thence proceeding in an SE direction along the approximate high water of the southern bank of the Savannah River for approximately 2,184.66 ft. to a point, [X: 994748.995131 Y: 757417.446839]

Thence proceeding in a SW direction [S 18-58-52 W] along a line for approximately 1,232.858 ft. to a point,

Thence proceeding in a NW direction [N 73-49-20 W] along a line for approximately 368.953 ft. to a point,

Thence proceeding in a SW direction [S 18-21-17 W] along a line for approximately 300.411 ft. to a point,

Thence proceeding in a NW direction [N 73-4-2 W] along a line for approximately 447.12 ft. to a point,

Thence proceeding in a SW direction [S 16-20-24 W] along a line for approximately 73.03 ft. to a point, said point being located on the approximate centerline of the right-of-way of President Street Extension,

Thence proceeding in a NW direction along the approximate centerline of the right-of-way of President Street Extension for approximately 1001.18 ft. to a point,

Thence proceeding in a NW direction along a line for approximately 18.39 ft. to a point [X: 992473.84172 Y: 756421.224754],

Thence proceeding in a NW direction along the centerline of General McIntosh Boulevard for approximately 385.01 ft. to a point, [X: 992346.248497 Y: 756784.486429],

Thence proceeding in a NE direction [N 16-43-38 E] along a line for approximately 388.67 ft. to a point, [X: 992458.11389 Y: 757156.710579], said point being, THE POINT OF BEGINNING

PIN Nos.: 2-0006-01-007; 2-0006-05-001; 2-0006-06-001; 2-0006-07-001; 2-0006-08-001; 2-0006-09-001; 2-0006-10-001; 2-0006-11-001; 2-0006-12-001; 2-0006-13-001; 2-0006-14-001; 2-0006-15-001; 2-0006-16-001; 2-0006-17-001,-002,-003,-004,-005,-006,-007,-008,-009,-010; 2-0006-18-001; 2-0006-19-001,-002,-003,-004,-005,-006,-007; 2-0006-20-001; 2-0006-21-001; 2-0006-22-001,-002,-003; 2-0006-23-001,-002,-003; 2-0006-24-001; 2-0006-25-001; 2-0006-26-001; 2-0006-27-001; 2-0006-28-001; 2-0006-29-001; 2-0006-30-001.

SECTION 3: That the requirements of Section 8-3182(f)(2) of said Code and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the _____ day of _____, 2017, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____, 2017.

MAYOR

ATTEST:

CLERK OF COUNCIL
FILE NO.: 17-000452-ZA